



**Stoneacre**  
Properties



**Station Road, Leeds, LS15 7JY**

**£150,000**

Offered to the market is this beautifully presented two bedroom apartment, located on Station Road, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools, motorway links and Crossgates train station. In addition the lovely apartment boasts views across the bowling green. Comprising of: entrance hall way, kitchen/living area, two bedrooms, the main having an ensuite. Bathroom. Externally the property benefits from a parking space below. This property is not one to be missed please contact the office today to arrange your appointment.

## ENTRANCE HALL WAY

Built in storage cupboard.

## KITCHEN/ LIVING AREA



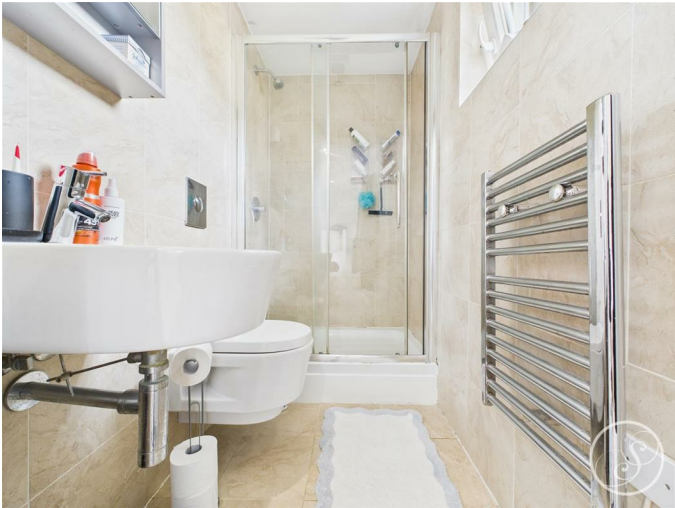
Range of wall and base units. Plumbing for washing machine. Space for fridge/freezer. Integrated oven with induction hob and extractor fan above. Sink and drainer. Breakfast bar. French doors leading to the Juliette balcony overlooking the bowling green.

## BEDROOM ONE



Double glazed window. Central heating radiator. Door off leading to the en suite.

## EN SUITE



Double glazed window. Heated towel rail. Low flush w.c. Shower cubicle. Wash hand basin.

## BEDROOM TWO



Double glazed window. Central heating radiator.

## BATHROOM



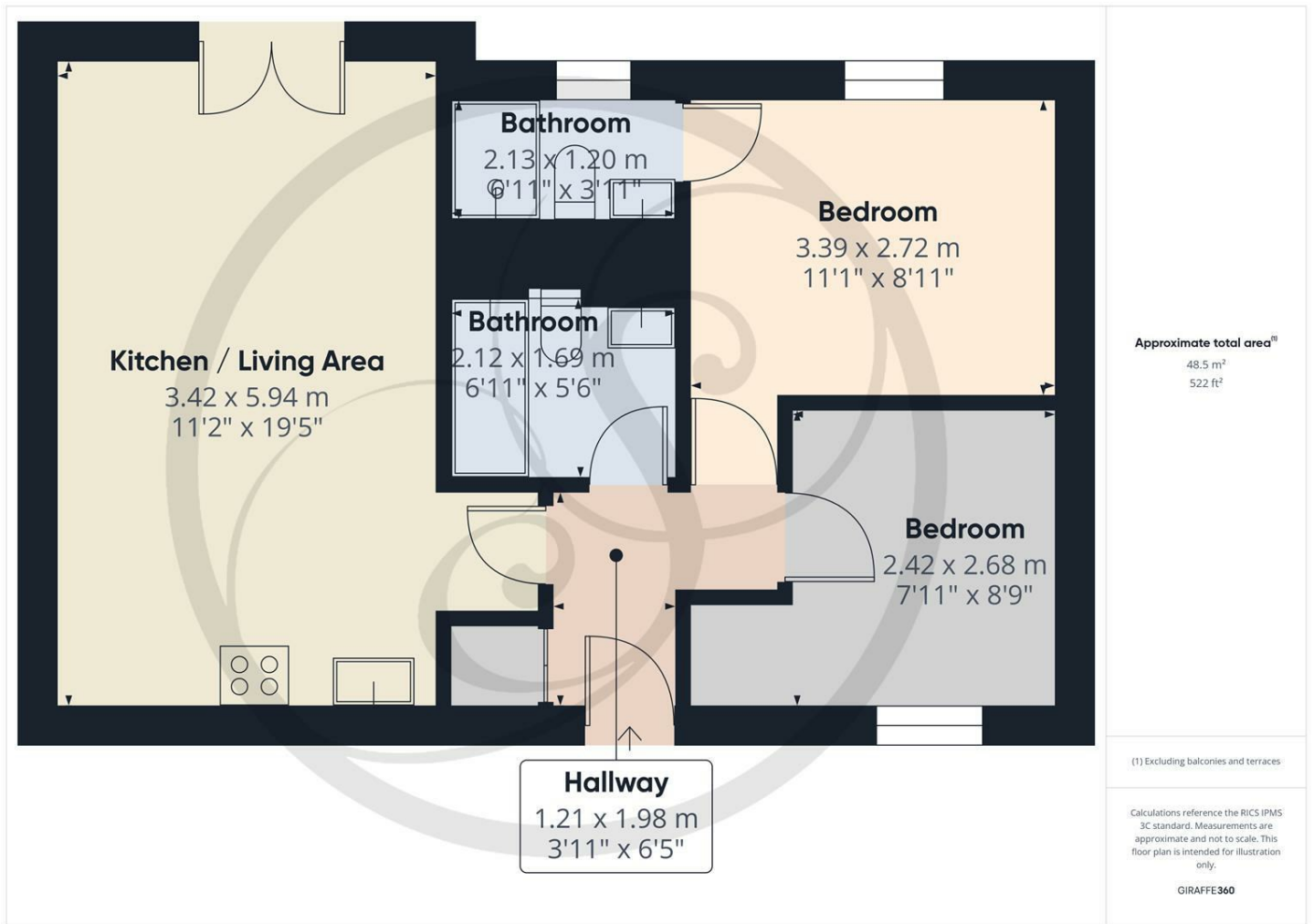
Bath. Low flush w.c. Wash hand basin.

## EXTERNAL

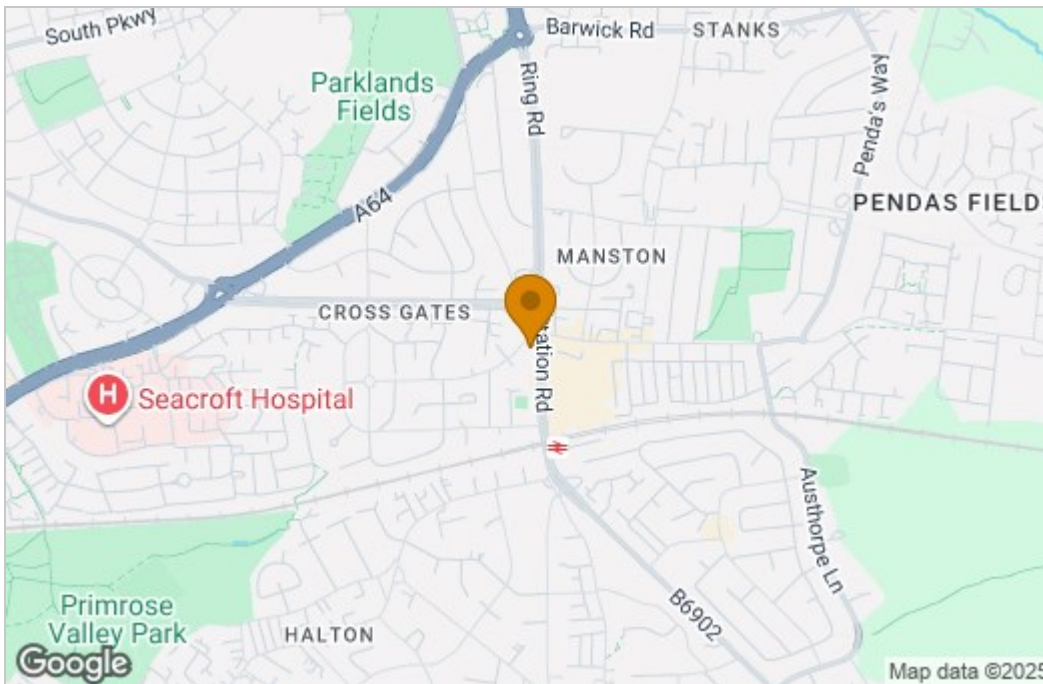


Allocated parking space below.

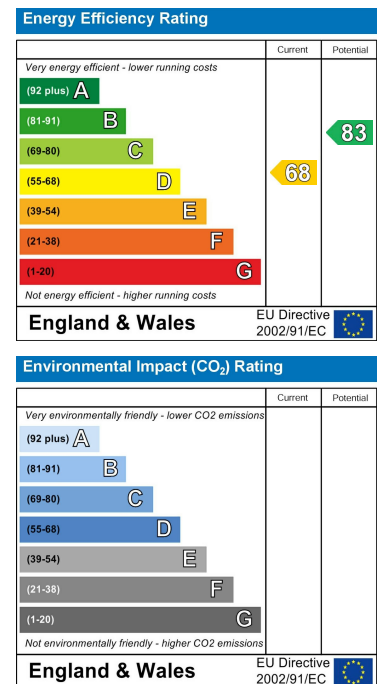
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

